

045.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

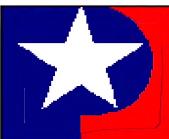
940,000 / 940,000

USE VALUE:

940,000 / 940,000

ASSESSED:

940,000 / 940,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
10-12		BELTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BETTENCOURT ISABEL MARIE	
Owner 2:	
Owner 3:	

Street 1: 10 BELTON STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry
Postal:

NARRATIVE DESCRIPTION
This parcel contains .167 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2616 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Neigh Influ Mod 1 % 2 % 3 % Value Class Land Code Value
104 Two Family 7291 Sq. Ft. Site 0 80. 0.88 1

IN PROCESS APPRAISAL SUMMARY								Legal Description		
104	7291.000	424,300	4,700	511,000	940,000				User Acct	
Total Card	0.167	424,300	4,700	511,000	940,000	Entered Lot Size			31897	
Total Parcel	0.167	424,300	4,700	511,000	940,000	Total Land:			GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card: 359.33		/Parcel: 359.33		Land Unit Type:			GIS Ref	
									Insp Date	
									11/12/18	

PREVIOUS ASSESSMENT								Parcel ID	045.0-0005-0003.0		!3827!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	424,300	4700	7,291.	511,000	940,000		Year end	12/23/2021		
2021	104	FV	405,100	4700	7,291.	511,000	920,800		Year End Roll	12/10/2020		
2020	104	FV	405,200	4700	7,291.	511,000	920,900	920,900	Year End Roll	12/18/2019		
2019	104	FV	315,100	4700	7,291.	542,900	862,700	862,700	Year End Roll	1/3/2019		
2018	104	FV	315,100	4700	7,291.	396,000	715,800	715,800	Year End Roll	12/20/2017		
2017	104	FV	295,700	4700	7,291.	344,900	645,300	645,300	Year End Roll	1/3/2017		
2016	104	FV	295,700	4700	7,291.	293,800	594,200	594,200	Year End	1/4/2016		
2015	104	FV	263,800	4700	7,291.	287,400	555,900	555,900	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MORONEY JOHN J/	24445-7		4/11/1994		262,500	No	No	Y					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/8/2010	157	Re-Roof	7,000						11/12/2018	MEAS&NOTICE	HS	Hanne S					
2/9/1999	61	Manual	1,700					REBUILD PORCH	10/31/2018	MEAS&NOTICE	HS	Hanne S					
2/23/1994	43	Manual	2,000					REPAIR STAIRS/WDK	1/14/2009	Meas/Inspect	336	PATRIOT					
									4/22/2000	Inspected	276	PATRIOT					
									3/7/2000	Measured	263	PATRIOT					
									11/1/1981		MS						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																																																				
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average			OF=BMT SINK.																																																																																																																							
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																																												
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:																																																																																																																												
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																																																																																																																												
Frame:	1 - Wood		1/2 Bath:	Rating:																																																																																																																												
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																																																																																																																												
Sec Wall:			OthrFix:	1	Rating: Average																																																																																																																											
Roof Struct:	1 - Gable		OTHER FEATURES																																																																																																																													
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating: Average																																																																																																																											
Color:	BLUE		A Kits:	Rating:																																																																																																																												
View / Desir:			Fpl:	2	Rating: Average																																																																																																																											
GENERAL INFORMATION						WSFlue:	Rating:																																																																																																																									
Grade:	C - Average		CONDOS INFORMATION																																																																																																																													
Year Blt:	1928	Eff Yr Blt:	Location:																																																																																																																													
Alt LUC:			Total Units:																																																																																																																													
Jurisdct:	G12	Fact:	Floor:																																																																																																																													
Const Mod:			% Own:																																																																																																																													
Lump Sum Adj:			Name:																																																																																																																													
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN																																																																																																																	
Avg Ht/FL:	STD		Phys Cond:	FR - Fair	40.	%	Exterior:	No Unit RMS BRS FL																																																																																																																								
Prim Int Wal	2	- Plaster	Functional:				Interior:	2	6	3	1																																																																																																																					
Sec Int Wall:			Economic:				Additions:																																																																																																																									
Partition:	T	- Typical	Special:				Kitchen:																																																																																																																									
Prim Floors:	3	- Hardwood	Override:				Baths:																																																																																																																									
Sec Floors:			Total:	40.3	%	Plumbing:																																																																																																																										
Bsmnt Flr:	12	- Concrete	CALC SUMMARY						Electric:																																																																																																																							
Subfloor:			Basic \$ / SQ:	180.00			Adj \$ / SQ:	1.05137610			Heating:																																																																																																																					
Bsmnt Gar:			Size Adj.:	0.98000199			Other Features:	118500			General:																																																																																																																					
Electric:	3	- Typical	Const Adj.:	0.98000199			Grade Factor:	1.00			Totals	2	12	6																																																																																																																		
Insulation:	2	- Typical	Adj \$ / SQ:	185.463			NBHD Inf:	1.00000000																																																																																																																								
Int vs Ext:	S	COMPARABLE SALES						NBHD Mod:																																																																																																																								
Heat Fuel:	1	- Oil	Rate	Parcel ID	Typ	Date	Sale Price			LUC Factor:	1.00																																																																																																																					
Heat Type:	5	- Steam								Adj Total:	710770																																																																																																																					
# Heat Sys:	2	PARCEL ID						Depreciation:	286440			Juris. Factor:	1.00																																																																																																																			
% Heated:	100	% AC:	045.0-0005-0003.0						Deprecated Total:	424329			Special Features:	0																																																																																																																		
Solar HW:	NO	Central Vac:							Final Total:	424300			Val/Su Net:	90.99																																																																																																																		
% Com Wal	% Sprinkled								Val/Su SzAd:	162.19																																																																																																																						
MOBILE HOME						Make:			Model:			Serial #:			Year:	Color:																																																																																																																
SPEC FEATURES/YARD ITEMS						PARCEL ID																																																																																																																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																															
3	Garage	D	Y	1	20X18	A	AV	1928	21.94	T	40	104			4,700		4,700																																																																																																															
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700																																																																																																																								
SKETCH																																																																																																																																
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